Balance Sheet

As of 2024-11-30, Accrual Basis

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets	
Current Asset	
1010 Cha-Com LMS 280_Operating	1,272.78
1010 Cha-Com LMS 280_Operating - Pending EFTs	34,850.86
1020 Cha-Com LMS 280_Contingency	108,028.01
1200 Accounts Receivable	1,407.20
1500 Prepaid - 1510 Prepaid Insurance	3,897.00
1701 Due to CRF from OP_Insurance Loan	6,000.00
1710 Due to SL from OP_Levy	36,999.93
1721 Due to CRF_from_OP	296.50
Total Current Asset	**$192,752.28**
Total Assets	**$192,752.28**
Liabilities	
Current Liability	
2010 Prepayments	403.80
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	6,000.00
2710 Due from OP to SL_Levy	36,999.93
2721 Due from OP to CRF	296.50
Total Current Liability	**$44,120.23**
Total Liabilities	**$44,120.23**
Equity	
3201 Contingency Reserve Fund - Opening Balance	109,856.83
3205 Contingency Reserve Fund - Interest	942.43
3210 Contingency Reserve Fund - Contribution	3,525.25
3251 Restricted CRF - Parking Lot Repairs	14,999.97
3254 Restricted CRF - Window	21,999.96
3705 Retained Earnings	-2,188.17
Net Income	-504.22
Total Equity	**$148,632.05**
Total Liabilities & Equity	**$192,752.28**

Budget vs. Actuals

Accrual basis

LMS 280_Chateau Comox_1272 Comox St_VAN - Association level - Sep 24' to Oct 25' Operating Budget

	2024-11-01 - 2024-11-30				2024-09-01 - 2024-11-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	11,945.85	13,169.05	-1,223.20	90.71 %	35,837.55	39,507.14	-3,669.59	90.71 %
4013 Interest Income	27.16	0.00	27.16	--	58.06	0.00	58.06	--
4035 Move In/Out Fees	200.00	0.00	200.00	--	200.00	0.00	200.00	--
4081 Gas Stove Income	123.92	0.00	123.92	--	148.92	0.00	148.92	--
4098 Prior Year Retained Earnings	103.09	103.09	0.00	100.00 %	309.27	309.27	0.00	100.00 %
Total for 4000 REVENUE	**$12,400.02**	**$13,272.14**	**-$872.12**	**93.43 %**	**$36,553.80**	**$39,816.41**	**-$3,262.61**	**91.81 %**
Total for Income	**$12,400.02**	**$13,272.14**	**-$872.12**	**93.43 %**	**$36,553.80**	**$39,816.41**	**-$3,262.61**	**91.81 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	1,012.82	641.67	371.15	157.84 %	1,921.44	1,925.00	-3.56	99.82 %
5220 Electricity	846.00	875.00	-29.00	96.69 %	2,538.00	2,625.00	-87.00	96.69 %
5221 Electricity EV	7.00	8.33	-1.33	84.00 %	35.00	25.00	10.00	140.00 %
5230 Gas	647.79	708.33	-60.54	91.45 %	1,695.52	2,125.00	-429.48	79.79 %
5240 Garbage Disposal	811.24	791.67	19.57	102.47 %	2,492.20	2,375.00	117.20	104.93 %
5250 Telephone/Mobile/Internet	94.52	208.33	-113.81	45.37 %	283.56	624.99	-341.43	45.37 %
5260 Enterphone/Alarm Monitor	0.00	0.00	0.00	--	143.33	0.00	143.33	--
Total for 5200 UTILITIES EXPENSE	**$3,419.37**	**$3,233.33**	**$186.04**	**105.75 %**	**$9,109.05**	**$9,699.99**	**-$590.94**	**93.91 %**
5300 BUILDING & EQUIPMENT								

Budget vs. Actuals

Accrual basis

Account	2024-11-01 - 2024-11-30 Actual	Budget	Over Budget	% of Budget	2024-09-01 - 2024-11-30 Actual	Budget	Over Budget	% of Budget
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	3,300.00	3,625.00	-325.00	91.03 %
5321 R&M - Elevator	0.00	1,000.00	-1,000.00	0.00 %	2,265.48	3,000.00	-734.52	75.52 %
5322 R&M - Fire Inspection/Prevention	0.00	333.33	-333.33	0.00 %	0.00	1,000.00	-1,000.00	0.00 %
5332 R&M - Exterior - Windows	0.00	208.33	-208.33	0.00 %	4,191.08	625.00	3,566.08	670.57 %
5390 R&M - General	1,288.82	1,833.33	-544.51	70.30 %	3,674.67	5,500.00	-1,825.33	66.81 %
Total for 5300 BUILDING & EQUIPMENT	**$2,388.82**	**$4,583.33**	**-$2,194.51**	**52.12 %**	**$13,431.23**	**$13,750.00**	**-$318.77**	**97.68 %**
5400 GROUND & GARDEN								
5410 Landscaping	0.00	291.67	-291.67	0.00 %	0.00	875.00	-875.00	0.00 %
Total for 5400 GROUND & GARDEN	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$0.00**	**$875.00**	**-$875.00**	**0.00 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	104.17	70.83	33.34	147.06 %	270.84	212.50	58.34	127.45 %
5905 Bank Fees & Charges	25.00	70.83	-45.83	35.29 %	116.67	212.50	-95.83	54.90 %
5930 Insurance	1,948.50	2,050.00	-101.50	95.05 %	5,845.50	6,150.00	-304.50	95.05 %
5940 Professional/Legal Fees	0.00	125.00	-125.00	0.00 %	0.00	375.00	-375.00	0.00 %
5941 Audit/Review Fees	0.00	30.00	-30.00	0.00 %	0.00	90.00	-90.00	0.00 %
5960 Payroll Expense	0.00	0.00	0.00	--	133.32	0.00	133.32	--
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	300.00	-300.00	0.00 %
5990 Management Fees	1,540.00	1,195.83	344.17	128.78 %	3,587.50	3,587.50	0.00	100.00 %

Budget vs. Actuals

Accrual basis

	2024-11-01 - 2024-11-30				2024-09-01 - 2024-11-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 5900 OPERATING EXPENSES	**$3,617.67**	**$3,642.50**	**-$24.83**	**99.32 %**	**$9,953.83**	**$10,927.50**	**-$973.67**	**91.09 %**
Total for Expense	**$9,425.86**	**$11,750.83**	**-$2,324.97**	**80.21 %**	**$32,494.11**	**$35,252.49**	**-$2,758.38**	**92.18 %**
Net Operating Income	**$2,974.16**	**$1,521.31**	**$1,452.85**	**195.50 %**	**$4,059.69**	**$4,563.92**	**-$504.23**	**88.95 %**
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,372.75	1,175.08	197.67	116.82 %	3,525.25	3,525.25	0.00	100.00 %
8900 Prior Year Deficit Recovery	346.22	346.22	0.00	100.00 %	1,038.66	1,038.66	0.00	100.00 %
Total for 8000 OTHER EXPENSES	**$1,718.97**	**$1,521.30**	**$197.67**	**112.99 %**	**$4,563.91**	**$4,563.91**	**$0.00**	**100.00 %**
Total for Non-operating Expense	**$1,718.97**	**$1,521.30**	**$197.67**	**112.99 %**	**$4,563.91**	**$4,563.91**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$1,718.97**	**-$1,521.30**	**-$197.67**	**0.00 %**	**-$4,563.91**	**-$4,563.91**	**$0.00**	**0.00 %**
Net Income	**$1,255.19**	**$0.00**	**$1,255.19**	**0.00 %**	**-$504.22**	**$0.01**	**-$504.23**	**-5,042,200.00 %**